

149.0

0007

0008.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED:
USE VALUE:
ASSESSED:Total Card / Total Parcel
759,200 / 759,200
759,200 / 759,200
759,200 / 759,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
353		GRAY ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: MORAN JOHN J & KATHLEEN A	
Owner 2:	
Owner 3:	
Street 1: 353 GRAY ST	
Street 2:	

Twn/City: ARLINGTON
St/Prov: MA Cntry Own Occ: Y
Postal: 02476 Type:

PREVIOUS OWNER
Owner 1:
Owner 2:
Street 1:
Twn/City:
St/Prov:
Postal:

NARRATIVE DESCRIPTION
This parcel contains .111 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1923, having primarily Vinyl Exterior and 1689 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

PROPERTY FACTORS
Item Code Description %
Z R1 SINGLE FA 100
o water
n Sewer
Census: Electri
Flood Haz: Exempt
D Topo 1 Level
s Street
t Gas:

BUILDING PERMITS
Date Number Descrip Amount C/O Last Visit Fed Code F. Descrip Comment
11/17/2020 1453 Redo Bat 67,900 O

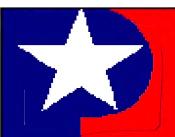
ACTIVITY INFORMATION
Date Result By Name
6/9/2015 Permit Insp PC PHIL C
1/14/2009 Meas/Inspect 372 PATRIOT
4/28/2000 Inspected 264 PATRIOT
11/23/1999 Measured 263 PATRIOT
1/1/1982 MS

LAND SECTION (First 7 lines only)
Use Description LUC No of Units Depth / Unit Type Land Type LT Base Unit Adj Neigh Neigh Neigh Infl Infl % % % % Appraised Alt % Spec J Fact Use Value Notes
Code Fact PriceUnits Units Factor Value Price Mod Infl 1 % Infl 2 % Infl 3 % Value Class Land Code Value
101 One Family 4851 Sq. Ft. Site 0 80. 1.17 9

Sign: VERIFICATION OF VISIT NOT DATA
/ / /

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	4851.000	306,200	600	452,400	759,200		98557
							GIS Ref
							GIS Ref
							Insp Date
							01/14/09



USER DEFINED

Prior Id # 1: 98557
Prior Id # 2:
Prior Id # 3:
Date Time
12/30/21 12:56:18
Print
Date Time
LAST REV
Date Time
01/14/21 13:31:28
danam
11689
ASR Map:
Fact Dist:
Reval Dist:
Year:
LandReason:
BldReason:
CivilDistrict:
Ratio:

SALES INFORMATION
TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	12962-413		4/16/1976		40,000	No	No	N	

BUILDING PERMITS
Date Number Descrip Amount C/O Last Visit Fed Code F. Descrip Comment
10/27/2014 1425 Redo Bat 17,000

ACTIVITY INFORMATION
Date Result By Name
6/9/2015 Permit Insp PC PHIL C
1/14/2009 Meas/Inspect 372 PATRIOT
4/28/2000 Inspected 264 PATRIOT
11/23/1999 Measured 263 PATRIOT
1/1/1982 MS

LAND SECTION (First 7 lines only)
Use Description LUC No of Units Depth / Unit Type Land Type LT Base Unit Adj Neigh Neigh Neigh Infl Infl % % % % Appraised Alt % Spec J Fact Use Value Notes
Code Fact PriceUnits Units Factor Value Price Mod Infl 1 % Infl 2 % Infl 3 % Value Class Land Code Value
101 One Family 4851 Sq. Ft. Site 0 80. 1.17 9

Sign: VERIFICATION OF VISIT NOT DATA
/ / /

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH					
Type:	15 - Old Style			Full Bath:	1	Rating: Very Good		UAT NOT HEATED.									
Sty Ht:	2A - 2 Sty +Attic			A Bath:		Rating:											
(Liv) Units:	1	Total: 1		3/4 Bath:	1	Rating: Average											
Foundation:	2 - Conc. Block			A 3QBth:		Rating:											
Frame:	1 - Wood			1/2 Bath:		Rating:											
Prime Wall:	4 - Vinyl			A HBth:		Rating:											
Sec Wall:		%		OthrFix:		Rating:											
Roof Struct:	1 - Gable			OTHER FEATURES													
Roof Cover:	1 - Asphalt Shgl			Kits:	1	Rating: Average		1st Res Grid Desc: Line 1 # Units 1									
Color:	GRAY			A Kits:		Rating:		Level FY LR DR D K FR RR BR FB HB L O									
View / Desir:				Fpl:	1	Rating: Average		Other									
GENERAL INFORMATION				WSFlue:		Rating:		Upper									
Grade: C - Average								Lvl 2									
Year Blt:	1923	Eff Yr Blt:						Lvl 1									
Alt LUC:		Alt %:						Lower									
Jurisdct:	G16	Fact: .						Totals RMS: 7 BRs: 3 Baths: 1 HB									
Const Mod:																	
Lump Sum Adj:																	
INTERIOR INFORMATION				CONDO INFORMATION				REMODELING				RES BREAKDOWN					
Avg Ht/FL:	STD			Location:				Exterior:	No Unit	RMS	BRS	FL					
Prim Int Wal	2 - Plaster			Total Units:				Interior:	1	7	3						
Sec Int Wall:		%		Floor:				Additions:									
Partition:	T - Typical			% Own:				Kitchen:									
Prim Floors:	3 - Hardwood			Name:				Baths:									
Sec Floors:		%		DEPRECIATION				Plumbing:									
Bsmnt Flr:	12 - Concrete			Phys Cond:	AG - Avg-Good	26. %		Electric:									
Subfloor:				Functional:		%		Heating:									
Bsmnt Gar:				Economic:		%		General:									
Electric:	3 - Typical			Special:		%		Totals									
Insulation:	2 - Typical			Override:		%		1	7	3							
Int vs Ext:	S			CALC SUMMARY													
Heat Fuel:	2 - Gas			Basic \$ / SQ:	135.00			COMPARABLE SALES									
Heat Type:	3 - Forced H/W			Size Adj.:	1.34078944			Rate	Parcel ID	Typ	Date	Sale Price					
# Heat Sys:	1			Const Adj.:	0.98990101												
% Heated:	100	% AC:		Adj \$ / SQ:	179.179												
Solar HW:	NO	Central Vac:		Other Features:	81500												
% Com Wal		% Sprinkled		Grade Factor:	1.00												
				NBHD Inf:	1.00000000												
				NBHD Mod:													
				LUC Factor:	1.00												
				Adj Total:	415967												
				Depreciation:	109815												
				Depreciated Total:	306152												
				WtAv\$/SQ:		AvRate:		Ind.Val									
				Juris. Factor:	1.00		Before Depr:	179.18									
				Special Features:	0		Val/Su Net:	125.75									
				Final Total:	306200		Val/Su SzAd	201.45									
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:					
SPEC FEATURES/YARD ITEMS				PARCEL ID 149.0-0007-0008.0													
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
1	Metal Shed	D	Y	1	8X10	A	GD	1999	0.00	T	12	101					
19	Patio	D	Y	1	14X20	A	AV	1960	3.59	T	40.8	101			600		600
More: N	Total Yard Items:	600		Total Special Features:					Total:			600					
IMAGE				AssessPro Patriot Properties, Inc													